

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: March 16, 2010

2525 EAST CAMELBACK ROAD

SUITE 300

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

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A handwritten signature in black ink, appearing to read "Redfield T. Baum, SR.", is written over a horizontal line.

REDFIELD T. BAUM, SR  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-03134

**IN THE UNITED STATES BANKRUPTCY COURT**

**FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-BK-00392-RTBP

Laree A. Coker,

Chapter 7

Debtor.

ORDER

PNC Mortgage, a division of PNC Bank N.A.,

(Related to Docket #8)

Movant,

vs.

Laree A. Coker, Debtor, Lawrence J. Warfield,  
Trustee,

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated January 18, 2008 and recorded in the office of the  
3 Coconino County Recorder wherein PNC Mortgage, a division of PNC Bank N.A. is the current  
4 beneficiary and Laree A. Coker has an interest in, further described as:

5 **PARCEL NO.1:**

6 That part of the West half of the Southwest quarter of the Northwest quarter of Section  
7 13, Township 23 North, Range 2 East of the Gila and Salt River Base and Meridian, Coconino  
8 County, Arizona;

9 **ALSO KNOWN AS** the West half of LOT 16, LAKE KAIBAB RANCHES, as shown on  
10 the Results of Survey recorded in Book 3 of Surveys, Pages 96 and 96A, records of  
11 Coconino County, Arizona, more particularly described as follows:

12 **BEGINNING** at the West quarter corner of said Section 13, Township 23 North, Range 2  
13 East, which is also the Southwest corner of said Southwest quarter of the Northwest  
14 quarter of Section 13, which is also the Southwest corner of said Lot 16, LAKE KAIBAB  
15 RANCHES;

16 Thence North 01 0 27' 41" East (Record), North 010 28' 10" East (Measured), along the  
17 West line of said Southwest quarter of the Northwest quarter of Section 13, which is also  
18 the West line of said Lot 16, LAKE KAIBAB RANCHES, a distance of 662.87 feet  
19 (Measured);

20 Thence South 890 33' 39" East, a distance of 657.29 feet;

21 Thence South 010 26' 57" West, a distance of 662.56 feet to a point on the South line of said  
22 Southwest quarter of the Northwest quarter of Section 13, which is also the South line of said Lot  
23 16, LAKE KAIBAB RANCHES;

24 Thence North 890 27' IS" West (Record), North 890 35' 13" West (Measured), along said  
25 South line of the Southwest quarter of the Northwest quarter of Section 13, which is also  
26 said South line of lot 16, LAKE KAIBAB RANCHES, a distance of 657.59 feet (Record),  
657.53 feet (Measured), to the POINT OF BEGINNING.

**EXCEPT** an undivided IS/16th interest in, to and of all oil, gas and other minerals, whether  
similar or dissimilar, on, in or under land and granted in instrument recorded in Book 10 of  
Official Records, Page 296, and as conveyed as Docket 1135, Page 972, records of Coconino  
County, Arizona.

22 **PARCEL NO.2:**

23 A road easement and public utility easement described as follows:

24 That portion of the Southwest quarter of the Northwest quarter of Section 13, Township 23 North,  
25 Range 2 East of the Gila and Salt River Base and Meridian, Coconino County,  
26 Arizona;

**ALSO KNOWN AS** LOT 16, LAKE KAIBAB RANCHES, as shown on Results of Survey,  
recorded in Book 3 of Surveys, Pages 96 and 96A, records of Coconino County, Arizona, more  
particularly described as follows:

**BEGINNING** at the West quarter corner of said Section 13, which is also the Southwest  
corner of said Southwest quarter of the Northwest quarter of Section 13, which is also the  
Southwest corner of said Lot 16, LAKE KAIBAB RANCHES;

1 Thence South 89° 27' IS" East (Record), South 89° 35' 13" East (Measured), along the  
2 South line of said Southwest quarter of the Northwest quarter of Section 13, which is also the  
3 South line of said Lot 16, LAKE KAIBAB RANCHES, a distance of 627.53 feet to the TRUE  
POINT OF BEGINNING;

4 Thence North 01 ° 26' 57" East, a distance of 603.10 feet to a tangent point on a curve  
5 concave to the Northwest, whose radius bears North 88° 33' 03" West, a distance of 50.00 feet,  
having a radius of 50.00 feet and an interior angle of 36° 52' 13";

6 Thence Northwesterly along said curve, a distance of 32.18 feet to a tangent point on a  
7 curve concave to the Northeast, whose radius bears North 54° 34' 45" East, a distance of 50.00  
feet, having a radius of 50.00 feet and an interior angle of 253° 44' 22";

8 Thence Northwesterly, Northeasterly, Southeasterly and Southwesterly along said curve, a  
9 distance of 221.43 feet to a tangent point on a curve concave to the Southeast, whose radius bears  
South 51 ° 40' 51" East, a distance of 50.00 feet, having a radius of 50.00 feet and an interior  
10 angle of 36° 52' 12";

11 Thence Southwesterly along said curve, a distance of 32.18 feet to a tangent point;  
12 Thence South 01 ° 26' 57" West, a distance of 602.16 feet to a point on the South line of said  
Southwest quarter of the Northwest quarter of Section 13, which is also the South line of said Lot  
16, LAKE KAIBAB RANCHES;

13 Thence North 89° 27' IS" West (Record), North 89° 19' 15" West (Measured), along said  
14 South line of the Southwest quarter of the Northwest quarter of Section 13, which is also  
said South line of Lot 16, LAKE KAIBAB RANCHES, a distance of 30.00 feet;

15 Thence North 89° 27' 15" West (Record), North 89° 35' 13" West (Measured), along said  
16 South line of the Southwest quarter of the Northwest quarter of Section 13, which is also  
said South line of Lot 16, LAKE KAIBAB RANCHES, a distance of 30.00 feet to the TRUE  
POINT OF BEGINNING.

17 EXCEPTING THEREFROM any portion lying within Parcel No.1 described hereinabove.

18 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written  
19 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
20 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
21 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
22 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

23  
24 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
25 to which the Debtor may convert.  
26